

TUCSON GENERAL PLAN ADDRESSES GROWTH

On November 22, 2001, the City voters approved the Tucson *General Plan* that includes a Growth Element that endorses a pro-active, balanced approach to future growth in the City of Tucson. The underlying premise of the Growth Element is that different areas of the City require different strategies and policies to purposefully guide growth, while addressing challenges and seizing opportunities.

Tucson's land use pattern is evolving toward mixed use development, a greater variety of housing types and a range of densities, while acknowledging our unique identity and preservation of open space. This makes for urban development that is environmentally sensitive as well as a more efficient and sustainable land use pattern. Requiring the use of smart growth principles, effective regional partnerships, implementation of cost of development strategies, and improved service delivery preserves our quality of life as we grow. This approach recognizes the existence of needs and development activity in all areas of the city.



Map from the Tucson General Plan

These are just a few of the actions being taken by the City of Tucson.

- **Infrastructure investment:** Substantial investment is necessary to provide modern infrastructure and public facilities for new development. The City's Development Impact Fee programs for roads, parks, police, fire and public facilities offset certain costs for infrastructure and public facilities needed by new development. This allows other funding sources to be available to upgrade existing infrastructure in already developed areas. While a growing community drives many service needs, the City's Financial Sustainability Plan allocates resources required to reach goals for improving services.
- **Environmental preservation:** Preservation of critical habitat areas and planning in designated growth are key public policies being implemented by the City of Tucson. The adopted *Interim Watercourse Preservation Policy* and Development Standards reaffirm the City's commitment to watercourse preservation and consistent implementation of ordinances. The City's Draft Habitat Conservation Plan (HCP), addresses City-owned land in the Avra Valley and future urban development in the largely undeveloped Southland, a Future City growth area located south of I-10. Implementation of an approved HCP will allow appropriate development to occur without jeopardizing sensitive plant and animal species.
- **High quality development and design standards:** The *Houghton Area Master Plan* represents the first significant opportunity to plan and guide future development in the Evolving Edge growth area using the desert village model required by the Tucson General Plan. The Houghton area, 9,000 acres of largely vacant State Trust Land, is an opportunity to combat sprawl and implement smart growth principles in a large-scale development that features compact, mixed use, walkable, bikeable and accessible neighborhoods and village centers.
- **Sustainable urban infill and compact growth:** When vacant or underdeveloped land with existing infrastructure is used for compact urban infill, it preserves the Sonoran Desert landscape and conserves energy. The City has taken steps to ensure that infill within historic neighborhoods is compatible with existing homes by establishing a design manual and review process. In the Central Core growth area of the City, revitalization efforts are focused along transit and bicycle corridors leading to and within the Downtown and University areas. Using context sensitive design for transportation improvements along Grant Road, Broadway Boulevard and the Modern Streetcar alignment will leverage private sector investment.